

*Approved Feb. 29, 72*

SPECIAL MEETING

CENTERVILLE PLANNING COMMISSION

February 15, 1972

A special meeting of the Centerville Planning Commission was held February 15, 1972. Present were Bruce Baker, Robert Ackerman, Nevin Elliott, Gary Maxton, and James Smith, City Manager. The minutes of the January 25, 1972 meeting were approved.

Mr. Baker explained that the Ordinance describing the boundaries of the Historic Preservation District had been received by the Planning Commission on November 16, 1971, according to the minutes of the Planning Commission. He explained that several members felt that they had received an informal description at that time rather than the Ordinance in standard form. The Planning Commission further felt it was somewhat foolish for them to debate the boundaries of a non-existing zoning district. It was further explained that regardless of this feeling, the Planning Commission had received the boundary describing Ordinance in November and that their time limit of 60 days had expired. It was decided that due to the mix up each member should express his views about the Ordinance and these would be passed on to Council.

Mr. Maxton opposes placing B-1 zoning throughout the entire district. He felt the district boundary should be one lot deep on East Franklin, West Franklin, and South Main Street and on both sides of the street.

Mr. Elliott felt the whole area should be rezoned B-1 with no preservation district. He further would extend the district boundary to include Weller Ave. from Main St. to East Dr.

Mr. Ackerman felt the district should include only existing B-1 zoning.

Mr. Baker felt the district should be extended to include the west side of Lucas Dr. from Martha to Weller and the north side of Weller Ave. from Main St. to East Dr. He further felt the eastern boundary along East Franklin St. should be East Dr. on both sides of the street.

Mr. Elliott further felt the boundary on the south side of East Franklin St. should be extended to Cemetery Ave.

Mr. Maxton did not agree with the Lucas, Weller, and East Franklin St. inclusions.

The Record Plan of Rose Estates, section 3, was discussed. Rose Estates requested sidewalks only on the north of Marsha Jeanne Way. Mr. Baker felt that sidewalks should be on Rosewood and Shawnee Trail. The Planning Commission waived sidewalks on the east side only of Shawnee Trail and on the south side only of Rosewood Drive and on the south side only of Marsha Jeanne Way.

The remainder of the discussion centered on the open ditch (called a small stream by Rose Estates) and whether it should have a concrete bottom. Karl Lewis, consulting city engineer, felt the City might have future liability problems and would not recommend the Rose drainage plan. Rose Estates requested further time to study the problem and requested to be scheduled in the agenda of the February 29th meeting.

The Planning Commission received a request by James Schwindeman to rezone 11 acres from WT R-2 to Centerville R-1, called Beechtree Acres. A public hearing was set for 7:30 March 28.

A request for rezoning of 76.35 acres on the northwest corner of Bigger Road and A-B Road was received from Acro Realty Co., Inc. The request was to rezone from WT R-3 to Centerville EC, B-2, and R-3. A public hearing was set for March 28th at 8:15.

Mr. Roland Eichner of Estabrook, Finn & McKee, attorney for State Fidelity Federal Savings and Loan Association requested discussion concerning a proposed branch office at the northwest corner of A-B Road and Loop Road. He stated that they would like curb cuts on both roads. The Planning Commission could not agree to this request and felt a better solution could be worked out to include a possible new entrance to Gold Circle. Mr. Eichner said he would review the matter with Gold Circle and State Fidelity.

There being no further business, the meeting was adjourned.

*Next meeting Feb. 29, 1972 at 7:30 P.M.*